



Loudoun County, Virginia

Department of Planning

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May 11, 2010

Mrs. Milari Madison
39638 Rickard Road
Lovettsville, Virginia 20180

Dear Mrs. Madison:

This letter serves as notification that on Monday, May 11, 2010 the Loudoun County Historic District Review Committee (HDRC) deferred your Certificate of Appropriateness 2010-0002 as submitted in your application dated December 11, 2010 and revised February 16, 2010, March 19, 2010, and April 23, 2010.

In order to be included on the June 14, 2010 agenda, please submit your **complete** revised CAPP application by 5 p.m. on Friday, May 21, 2010. The HDRC found that the application would be approvable with the conditions as revised during the May 10, 2010 meeting. As included in the motion to defer, the purpose of the deferral is to provide the applicant with the opportunity to revise the application to reflect the revised conditions. The revised conditions follow:

1. The exposed foundation heights match those depicted on the plans dated April 23, 2010.
2. The main block on all sides is constructed of brick in either Flemish or common (American) bond. To meet the Guidelines the brick must be roughly 7 ½ inches by 3 ½ inches by 2 inches, the bricks should replicate the size, texture, and color of locally fired bricks used in the construction of historic buildings in the Waterford Historic District. Wire cut brick and artificially or chemically treated brick should not be used. The mortar should match the texture and color of the proposed mortar. The joint size and tooling should have a narrow concave joint as depicted on page 122 of the Waterford Guidelines.
3. The brick chimney must be constructed in running bond with a simple corbelled top to meet the Guidelines. The chimney brick and mortar should match the main block.
4. The roof is standing seam metal roof made from a 17 inch pan with 1 ½ inches high sides or prefabricated to match this description with sides ranging in height from 1 ¼ inches to 1 ½ inches to meet the Guidelines.

5. The windows have louvered shutters. The shutters must be made of wood or wood composite that has the appearance of wood, mounted on hinges, and be sized to the related window openings to meet the Guidelines.
6. The height of the main block at the northeast corner is 31 feet 7 inches from the top of the foundation and 32 feet 3 inches when including the proposed 6 inches of exposed foundation.
7. The dormers will be 7 feet in height, sheathed with a standing seam metal roof, and sided with horizontal cementitious siding matching the ell and bump out.
8. The cornice on the brick main block replicates the dimensions and materials of one of the options provided in the Staff Report on page 20.
9. There will be no louvered vents in the gable peaks.
10. The junction of the brick main block with the cementitious siding clad masses should be finished with a narrow trim board at the edge of the cementitious siding.
11. All windows in the main block first story should be the same size as Andersen 400 Series window unit number WDH21052. All windows in the second story of the main block, the west wing, the rear bump out, and the dormers will be the same size, dimensions, and style as proposed in the elevations.
12. An attic window that matches and is the same size of the proposed attic windows will be added to the gable peak of the west wing.
13. All windows and doors will be painted wood, fiberglass, or wood composite that replicate the visual appearance of wood (not vinyl clad) and the grill (muntin) widths will be $\frac{3}{4}$ inches.
14. All windows and the front door of the main brick block will have flat jack arches across the top. The front door surround will be constructed in accordance with drawings submitted by the applicant dated March 19, 2010.
15. The front door is solid painted wood and has six raised panels with dimensions ranging from 3 feet by 6 feet 6 inches to 3.5 feet by 7 feet.
16. All rear doors be the same size and with the same number of lights as Anderson 400 Series French Door unit number FWO3168, but will be painted wood.
17. Window and door frames for the brick main block follow installation instructions for brick veneer buildings on page 2-14 of the Andersen 400 Series Architectural Detail File. The sills should be wood and 1 $\frac{1}{2}$ to 2 inches thick. The thresholds should be wood and 2 to 3 inches thick.
18. All window and door trim and corner boards for the cementitious siding clad blocks (west wing, rear ell, rear bump out) have the nominal dimensions of 4 inches by 1 inch. All sills be 1 $\frac{1}{2}$ to 2 inches thick.
19. The foundation will be stone veneer over concrete for all elevations using stones from the existing foundation. If the applicant does not have enough stone from the existing foundation to complete the stone veneer, then the additional veneer will match the color, shape, and texture of the stone veneer created from the existing

foundation. The mortar and a mortar joint will match those found on the Pink House stone addition at 40174 Main Street to meet the Guidelines.

20. All trim, windows, doors, siding, and wood or simulated wood elements will be painted.
21. Approval of the application does not include approval of the rear and side porches, front door surround and front entry steps. A separate application containing detailed, measured drawings of these elements will be required for approval.
22. The west wing, rear ell, rear bump, and dormers be clad with wood clapboard or cementitious siding with a smooth finish and a six inch reveal.
23. That the 15' 9" west wing be deleted and that the west elevation of the main block match the east elevation.

Staff recommends that the applicant take this opportunity to revise the proposals for the rear first-story porch, rear second-story porch, front door surround, stone entry stoops, and utilities screening for the HVAC unit. Complete details drawings and materials lists for these architectural features must be included.

As with the last three deferrals, the revised application must be complete, including a signed, sealed survey plat showing the building footprint and location, revised elevation drawings, detailed drawing for all proposed architectural features, and a complete materials list that includes dimensions and finishes.

On behalf of the Committee, thank you for your efforts to design a new home that is compatible with the neighboring historic architecture of Waterford, meeting both the Loudoun County Zoning Ordinance and the Loudoun County Historic District Guidelines.

Please advise Staff at your earliest convenience how you plan to proceed with your application. Also, feel free to call or email me with additional questions.

Sincerely,

Kate A. McConnell
Planning Department